

GRAND JUNCTION KEEPS EYE ON RESOURCES

Officials at the U.S. Department of Energy (DOE) estimate they are custodians for literally millions of square footage across the nation. In a time of shrinking maintenance and infrastructure budgets, a true picture of the physical condition of those assets is important to properly apply resources.

To help put that picture in focus, DOE initiated the Condition Assessment Survey (CAS) designed to help officials

inspect all buildings at DOE sites across the nation, then transmit that data to a central system in Washington, DC.

The data includes the size and disposition of the buildings, how the structures are used, the estimated cost of repair (if any), and the name and title of the person inspecting each individual building.

Once the data is gathered in the CAS survey, it is then uploaded to

a Condition Assessment Information System (CAIS). It is from this system that the information is manipulated into various report formats. At the time this program was implemented, Grand Junction had no staff with the SCO Unix expertise needed to work the CAIS. This would also mean purchasing the hardware and software for CAIS.

(see p. 2, col. 2)



LCAM Update

In response to several requests, this newsletter will provide the latest news in LCAM.

LCAM central Points of Contact (POCs) for the field and operations offices are now in place. The POC for FM-20 is Charlie Tiplitz at (202) 586-3508.

FM sent candidate draft criteria to all of the offices as a basis for self-assessment for field office performance in LCAM functional areas. These should support the process of negotiating agreements with FM-20 on performance criteria and measures appropriate for each office.

Oakland (OAK) has had performance measures in two of their DOE laboratory contracts, for three or four years already and implementation plans are being developed. By the fall 1996, the SLAC contract will include performance measures also.

Idaho (ID) modified its contract last April to add performance measures for LCAM. Albuquerque (AL) has issued supplemental directives and requirements to field elements for comment and are working to determine how to implement LCAM with contractors based on the establishment of performance criteria and measures.

(see p. 2, col. 3)

WHAT'S ON THE LCAM CALENDAR?



JUNE 19-20

LCAM Steering Group Meeting

JUNE 25-26

Utilities/LCAM Meeting

JULY 23-25

Land-Use Planning Workshop

In This Issue


Grand Junction Keeps Eye on Resources	1
LCAM Update	1
LCAM Calendar	1
FIMS: Coming Soon to a Theatre Near You!	1
Baker's Byline.....	2
CAS Supports Chiller Efforts	3
Kids and Composting	3
New Cleanup Directory	3
Calling All Land-Use Planners!	4
Maintenance Pros Tell Strategies	4
FIMS Training.....	4
FIMS Facts.....	5
Handbook Gets Facelift	6
FM's New OP&FAM.....	6
The Last Word.....	6



FIMS: Coming Soon to a Theatre Near You!

"...and the Oscar goes to: the FIMS Newsletter and Marketing Subcommittee (Jeff Conway, Martin Marrietta - Pinellas; Donna Post, Albuquerque Operations Office; Paula Peterson, Lockheed - INEL; and Charlie Thomas, Sandia National Lab - New Mexico). Their award is for best informative video in the FIMS category.

Special mention also goes to the Facilities Design and Development Committee (FDDC) for skillful editing of script and story.

The video will be released soon to the Cognizant Secretarial Officers at Headquarters and field sites. For additional information, please contact Cecil B. de Mille (a/k/a Van Jones) at (202) 586-4050. 

Van Jones



BAKER'S BYLINE

"Boilermakers" get CAS

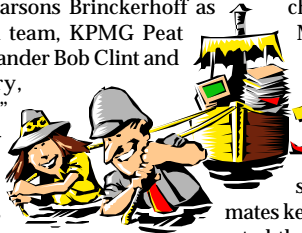
Purdue University has taken a liking to DOE's recipe for satisfying our site's appetite for facility management sustenance. This Indiana land grant university received a complementary demonstration of the CAS program at a friendly, local establishment in Herndon, Virginia. Jesse Oak, Donna Altman, and Kevin Yang were hosts during the CAS happy hour. Purdue plans to use the CAS version 3.0 recipes for facility management at their campus. They have proposed a licensing agreement with DOE to use the CAS recipes in their menu of facility management services. The CAS manager is coordinating this recipe-sharing with the local senior chefs at DOE headquarters.

CAS Forecast

The CAS forecast is a little cloudy right now. FM is waiting for the arrival of fresh winds from Northwest Programland. We hope the winds are strong enough to clear the clouds prevailing over the CAS program. If not, it could spell an overcast, stormy and uncertain future for CAS, especially regarding contractor support. We hope the strong breeze from Germantown, Programland arrives soon before the tide goes out on July 4. Otherwise, the USDOE CAS could run aground.

CAS Crew Change

The USDOE CAS crew has changed. DynCorp is now master of the ship, with Parsons Brinckerhoff as chief mate. Our software navigation team, KPMG Peat Marwick, will debark on July 4. Commander Bob Clint and his lieutenants, Donna, Gerry, Michael, Mike, Kevin, and "3.0" Robert, will be missed. DOE ap-preciates their hard work and dedi-cation during some cation during some difficult funding storms that almost wrecked us. His mates kept the USDOE CAS on course and pre-vented the ship from hitting the rocks. We owe them a lot for keeping their cool and patience. Good luck, bon voyage and many thanks to CAIS mates! ✍



Ken Baker

(continued from p. 1, col. 2)

One of the keys to successful LCAM implementation is the development of a process for reaching agreement between Headquarters (HQ) and the field on self-assessment expectations and metrics. An excellent example was recently initiated at OR. Key to the success was the opportunity for a face-to-face dialog between Feds from the OR, FM and HQ program offices. This provided an environment for team building, trust partnership, and agreement to "do the right thing" between the three entities.

Building the OR's success, we are scheduled to travel to the Nevada Operations Office (NV) in July to continue and enhance the process begun at OR. FM-20 is looking forward to meeting with the remaining field and operations offices by October 31, 1996, as noted in the June 5, 1996 memo signed by Antonio Tavares, Director of the Office of Project and Fixed Asset Management.

The Hanford Management Plan has recently been issued and other guidance is under development. LCAM requirements are in the RFP for the Hanford Management contract. Training is underway.

At this time, most of the FM Good Practice Guides have been published and many are available on the Web. For further details, please call Randy Wolff by fax at (202) 586-4500 or e-mail at randall.wolff@hq.doe.gov. Please write or call FM-20 to request a guide. ✍

Charlie Tiplitz

(continued from p. 1, col. 1)

For a site as small as the DOE Grand Junction Project Office (GJPO), it became quite apparent that to purchase the equipment as well as hire and train the staff, the cost would be prohibitive.

Recognizing the value of the inspection tool for planning and application of resources, officials at Rust Geotech, the prime contractor for the GJPO, felt they needed to find a more cost-effective method to implement the tool.

"As a small site with only 41 buildings, we could see that it wasn't cost-effective for us to buy a dedicated computer system that we would only use about three months each year," said Larry Ware, Rust Capital Asset Management Process (CAMP) manager at GJPO, "so my challenge was to find a way to use the system with little or no funding."

As part of the DOE Order for implementation of CAMP, all sites were initially required to use the system. To meet the requirements of the DOE Order, all the sites looked to find a way into the CAIS computer net, despite the costs.

What started as a potentially expensive endeavor turned into a cost-saving measure for GJPO...

Instead of buying a new system, GJPO officials studied the problem and determined they could share a system already running at another site.

"We knew Los Alamos National Laboratory (LANL) in Los Alamos, New Mexico, was a pilot site for the program and was working with the CAS system the past four years," Ware said. "It already had a system up and running with spare capacity. So we worked with Los Alamos to develop a way to transmit our inspection data to them."

"It's a win-win situation," said Bill Pelzer, CAMP program manager at LANL. "What we're doing is helping DOE-GJPO."

What started as a potentially expensive endeavor turned into a cost-saving measure for GJPO, located in western Colorado nearly 400 miles from LANL.

"It was really pretty simple," said Sally McIntyre, Rust, CAIS administrator at GJPO. "It only took access to the Internet."

Using existing technology, the two sites combined their resources and found that by using the World-Wide Web Internet computer system, they could share the CAIS application while saving implementation costs.

"Normally, we would have had to buy the equipment and go through a training program, incurring annual operations and maintenance costs for a specialized system," said McIntyre. "This way it only took us a few months to get the whole process working well, and that's with tremendous savings."

Now that the methodology to share resources has been developed, it can be used at other DOE sites.

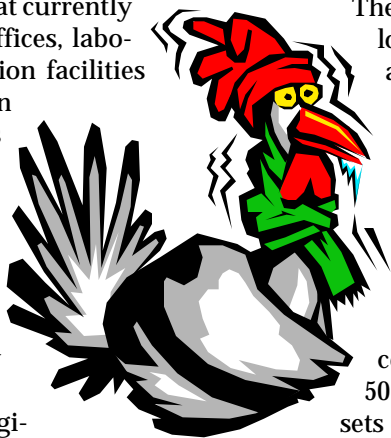
"We've shown that DOE sites can share resources to reach a common goal," Pelzer said. "We'd be happy to talk with officials at other sites about future use of the system." ✍

Michael Dan Hayes (Rust Geotech)

GAS SUPPORTS GULLER EFFORTS

Many chillers that currently provide cooling for offices, laboratories, and production facilities use chlorofluorocarbon (CFC) refrigerants harmful to the stratospheric ozone layer, which screens out harmful radiation from the sun. Older chillers also consume much more energy than new models.

Efforts to strategically deal with CFC chillers at DOE sites began in 1994. Defense Programs (DP) recognized the need to determine the extent of CFC chiller utilization within its facilities. The speedy gathering and collating of this information was accomplished through the Condition Assessment Survey (CAS) process. The site inspectors used a new CAS module, designed by DP and funded by DOE's In-house Energy Management program, to examine chiller equipment and record a wide variety of information regarding their condition (their usage, leakage, condition, etc.) into the hand-held units.



The data collected was uploaded for further analysis, and revealed that DOE is saddled with a lot of old chillers that are much less efficient than new equipment. Most of DOE's chillers will be at or beyond their useful lives over the next 10 years.

The CAS survey contained approximately 50 percent of the physical assets within DOE. Extrapolating from this figure, along with analysis of other agencies' data, suggests approximately 4,000 chillers with similar characteristics throughout the Federal Government. This presents a tremendous opportunity for energy conservation as well as maintenance and operating costs savings in addition to CFC mitigation.

Realizing the broad scope of the chiller issue, DOE and the General Services Administration (GSA) are cooperating in the establishment of a Basic Ordering Agreement to simplify procure-
(see pg. 5, col. 4)



Kids and Composting

U.S. Department of Energy employees at Grand Junction, Colorado, celebrated *Earth Day* by inviting 22 middle-schoolers and 500 worms to the DOE Grand Junction Projects Office. The worms actually arrived in two plastic composting bins, where they helped decompose old coffee grounds, banana peels, and other kitchen scraps. Pat Garland, the Mesa County compost education technician at the Colorado State University (CSU) Cooperative Extension Office, used the bins to show students as well as DOE-GJPO employees how to compost with worms.

"The worms were cool, slimy, and gross," said Janie Withers in a letter thanking DOE-GJPO for inviting her Crawford Elementary School class to the worm composting demonstration. Student tours are one way Rust shares its expertise in waste minimization with the Grand Junction community.

The CSU demonstration launched a site-wide composting initiative. Bright blue composting cans were placed near all offices on site during Earth Week, and employees were encouraged to "donate" their trash cans. The organic waste is collected daily and will eventually be placed in a six-compartment composter currently under construction.

Composting was just one of many activities designed to increase awareness of recycling and waste reduction at GJPO. To emphasize the need for waste reduction, waste minimization personnel greeted employees at the main entrance one morning with an exhibit of more than fifty 55-gallon bags filled with trash—the volume generated by DOE-GJPO offices alone on a typical day.

Other recycling activities included a videotape presentation titled "How the Waste Was Won," a parking lot recycle program, a surplus office supply exchange, and a contest for the best waste minimization idea.

"Recycling should be considered a last option. Reducing is the main goal," says Lisa Lesperance, the Waste Minimization/Pollution Prevention Coordinator, who spearheaded the site-wide recycling initiative. ✍

Rust Community Relations



NEW CLEANUP DIRECTORY

A new reference tool produced by the Grand Junction Projects Office (DOE-GJPO) can help DOE sites and government agencies identify environmental cleanup firms that provide remedies for remediation problems.

The Commercial Environmental Cleanup—The Products and Services Directory (Directory) gives its users an opportunity to survey 325 environmental cleanup companies worldwide that currently market their products and services through 1,134 applications of commercially available technologies and/or services.

At least 8 companies, for example, provide low-temperature thermal desorption to treat soils contaminated with petroleum hydrocarbons and PCBs. Many of these businesses also offer this treatment to remove the same contaminants from process waste/sludge and sediments in surface water.

Like the *Yellow Pages* in the telephone book, the 1,134-page Directory furnishes its users with points-of-contact to investigate the listed companies' capabilities to perform within acceptable standards, practices, and costs and to meet users' specific needs. The 471 products and services offered by these companies are organized according to the problems they address (e.g., soil, groundwater, process waste/sludge) within three primary categories—characterization, treatment, and extraction/delivery/materials handling.

"The Directory serves as a starting point for people in the field who have environmental restoration problems or issues that need to be addressed," explained Clay Carpenter, a project manager at Rust Geotech and an editor of the Directory. Rust is the operating contractor for DOE-GJPO. "This resource can

(see pg. 5, col. 3)

Calling All Land-Use Planners!

The DOE Nevada Operations Office (DOE/NV) has agreed to host the *Comprehensive Land-Use Planning Workshop* in Las Vegas, Nevada. The workshop is currently scheduled for July 23-25, 1996.

Last year, the DOE Oakland Operations Office organized an exceptional workshop and led focus discussions on a number of important issues currently underway within DOE. This effort has paid dividends over the last year in numerous areas, and there appears to be a universal feeling that this workshop should continue to convene and address crosscutting issues in land-use planning and related areas.

To leverage resources to continue these efforts throughout the year, we are also planning to use this workshop to reform and charter committees for process training, automation, and good practice guides. A separate nomination call letter will follow.

This meeting will be held at the Sahara Hotel. Each participant must reserve their own room. The hotel is setting aside a block of rooms for the attendees and has

requested that reservations be made prior to June 21, 1996, after which they will not guarantee a room.

We recommend that your reservation be made as soon as possible to guarantee availability. Reservations can be made via (800) 634-6666. It is important, when you reserve a room, to identify yourself as a DOE Land-Use



Workshop attendee so that we can get credit against our obligation to the hotel. The hotel will provide a free conference room to us if a minimum of 50 sleeping rooms are reserved for three nights.

The number of attendees at this meeting will be limited to no more than 100 people since the conference room provided accommodates that number. Please distribute this information to the appropriate contractor personnel at your site(s).

If you should have any questions about this workshop, please call Andy Duran, DOE/HQ (FM-20), at (202) 586-4548, fax (202) 586-4500, or Gerry Babero, DOE/NV Engineering Division, at (702) 295-1596, fax (702) 295-0625. ✍

Andy Duran

Draft Agenda for Workshop

Pre-Meeting Each Day

- Poster Session/Display
- Networking Discussions
- Sign-up Sheets for Committees
- Distribution of Information

Tuesday

1. Welcome and Introduction (*NVO Management, Andy Duran*)
2. Process Reports from Sites: 3-4 Site Reports (based on ones based on nomination)
3. LCAM Implementation and LCAM Steering Groups Status (*Jim Cayce, FM-20*)
Report on first two LCAM meetings and direction from steering group
4. DOE/HQ Oversight of Federal Field Pilot Oversight (*Frank Newman, FM-20, or Jim Cayce, FM-20*)
 - What has been negotiated with pilot sites?
 - How pilot sites are handling the self-assessment process?

Wednesday

5. Landlord Program's Views and Needs Regarding Comprehensive Planning (land-use and integrated planning) (*panel discussion*)
6. DOE's Strategic Management Process (*John Sullivan, DOE Policy Office*)
GRPA and the need to link budget formulation and execution to the strategic plan(s)
Department's Strategic Management System
7. Defining and Improving the Federal and Contractor Planner's Interface with Utilities, Facilities, Projects, and Real Estate Organizations (*Jim Cayce, FM-20*)
8. Public Involvement
Future Use Final Report, Results, and Next Steps (*Joan Glickman, EM-20*)

Thursday

9. Report on the *American Planning Association's* Federal Planner's Workshop (*Chris Noah, WHSR-SRS*)
10. Re-formation of Planning Committees (*Andy Duran, FM-20*)
 - Process
 - Training
 - Automation
 - Planning Guides
11. Win-Wins: What is Expected (*Andy Duran, FM-20*)
 - The Secretary's 1996 Performance Agreement with the President
 - What has been submitted to date
 - Product: information to meet the call

Maintenance Pros Tell Strategies

The Energy Facilities Contractor Group (EFCOG) held their annual *Maintenance Workshop* on April 22-25, 1996 in Albuquerque, NM. The workshop was sponsored by the EFCOG Maintenance Working Group in conjunction with Sandia National Laboratory. The theme of the workshop was "Proactive Maintenance Strategies for a Changing World."

The workshop was organized into a multitude of breakout sessions divided into several general sessions and working lunches. The general sessions included remarks from Don Pearman, Associate Deputy Secretary of Field Management, Jeffrey Lowenthal of Performance Solutions International, Ltd., Richard Earl of FM-1, Calvin Waller of Kaiser-Hill Company, Rocky Flats Environmental Technology Site, and Col. Michael Cuddihee of Kirtland Air Force Base, among others. The breakout sessions included general topics such as "LCAM Implementation" to very specific topics such as "Circuit Breaker Safety."

(see p. 5, col. 3)



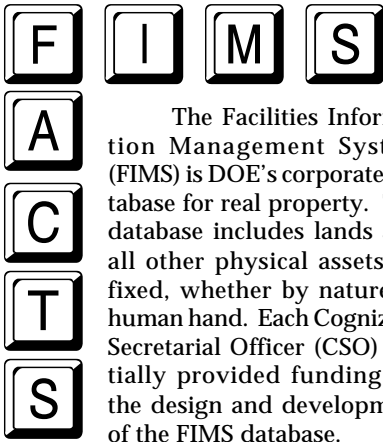
Training



The Office of Project and Fixed Asset Management (FM-20), Office of the Associate Deputy Secretary for Field Management, is sponsoring User Training for FIMS. The two-day training session will be offered on June 13-14, 1996, from 8:30am to 4:00pm. The

training site will be at the Department of Energy Headquarters in Germantown, 19901 Germantown Road, Germantown, Maryland 20874. For additional information, please contact Gayle Smith at (301) 903-0837. ✍

Van Jones



The Facilities Information Management System (FIMS) is DOE's corporate database for real property. The database includes lands and all other physical assets affixed, whether by nature or human hand. Each Cognizant Secretarial Officer (CSO) initially provided funding for the design and development of the FIMS database.

FIMS provides up-to-date access of real property information through ad hoc queries and standard reports. This system produces a departmental annual statistical handbook, fiscal year real estate summary of real property holdings, and automates the preparation of the General Services Administration (GSA) annual reports for the Worldwide Inventory of Government-Owned and Leased Real Property.

FIMS is a DOE-wide system that is managed by the Associate Deputy Secretary for Field Management, Office of Product and Fixed Asset Management (FM-20). During FY 1995, FIMS became fully operational in a production environment and is the successor to the Real Property Inventory System 2, which was used to manage real property since 1993.

Recently, FM-20 has received a lot of requests from other organizations in relation to seismic data and hazardous code elements in FIMS. A study is currently underway to determine how information from the Conditional Assessment Information System (CAIS) may be incorporated into FIMS. FIMS was first accepted by the Office of Management Information Systems in March 1996, as an efficient automated system. ✍

Van Jones

(continued from p. 3, col. 1)

ment and to encourage more Federal agencies to order new chillers that are more energy efficient and environmentally-friendly. Due to the Federal Acquisition Streamlining Act of 1994, and the new Federal Acquisition Regulations for purchasing commercial items, a generic technical specification for chillers has been developed in partnership with the

(continued from p. 3, col. 3)

help them identify companies within the private sector that market products or services."

Information for the Directory was taken from three existing sources: the U.S. Environmental Protection Agency's Vendor Information System for Innovative Technologies (VISIT) database, Argonne National Laboratory's domestic Technology Connection (TechCon) program, and Pacific Northwest National Laboratory's international TechCon program.

In addition, the editors of the Directory contacted all 325 vendors to verify the point-of-contact address, tele-

The Directory...tap[s] into the products and services that are available in the commercial marketplace.

phone and facsimile numbers, and information about their products and services. All company contact information contained in the Directory is current as

of October 1995; the next edition will be updated by September 1996.

"The Directory is an outgrowth of DOE's Crosswalk activities through the Office of Program Integration (EM-43) within DOE Headquarters' Office of Environmental Restoration. It supports the recommendation of the DOE Environmental Management Advisory Board to "buy first, then make," said William E. Wisenbaker, Director of EM-43.

"The Directory will make it easier for DOE sites to tap into the products and services that are available in the commercial marketplace," Carpenter said.

The Directory database is available on the Internet GJPO Home Page at www.doegjpo.com under the "Environmental Information Sources" button. For more information on the Directory, send an Internet message to Dennis DuPont at dennis.dupont@gjpomail.doegjpo.com or call Mr. DuPont at (970) 248-6722. Interested individuals may also send a facsimile to THE DIRECTORY at (970) 248-6040. ✍

Rust Community Relations

(continued from p. 4, col. 2)

A big thanks goes to Ed Williams and Otto Erdman, who organized and hosted the workshop at Sandia. In addition to the workshop, Ed and Otto arranged some after-hours activities to enable participants to experience the Sandia culture. The evening reception marking the start of the workshop included local foods, displays, and entertainment. There was also a dinner and reception on Wednesday evening at the Atomic Energy Museum for participants, spouses and family members, and the museum available to all participants providing the opportunity to tour the facility. The final day gave participants a choice of attending a roundtable discussion between DOE and contractors, a tour of some of Sandia's attractions including PBFA II and the Solar Tower, or High Performance Training Exercises.

The workshop was a great success due not only to the exchange of information vital to the success of DOE's maintenance organizations, but to the interaction of attendees in the breakout sessions and social functions. This type of interaction is necessary for the type of successful teaming that is the cornerstone for the new way the Department is doing business. FM-20 intends to nurture the relationship it has formed with the EFCOG Maintenance Working Group and support their efforts whenever possible. ✍

David Case

five major domestic vendors that produce water-cooled chillers.

Under the Basic Ordering Agreement, the Federal Government and the manufacturers agree in advance to the purchasing terms and conditions, which significantly reduces the procurement, design, and other costs associated with Federal purchasing of chillers, and "red tape." The total procurement costs are ex-

pected to be less than 2 percent under this process. Procurement time is reduced to days rather than months.

The economies from energy efficiency, lower maintenance and operating costs, and streamlined procurement contribute to an estimated taxpayer savings of over \$2 billion throughout the Government. ✍

Jim Coyle

Handbook Gets Facelift

The *DOE Real Property Handbook* has undergone a remarkable transformation. Published annually, the FY 1995 edition is a drastic surgical reconstruction combining the usual statistical summary of land and buildings with a jazzy narrative summary. The narratives include a snapshot of vital statistics, current events, and recent accomplishments at headquarters and field organizations. Writers of the handbook hope to reach a broader audience with this more user-friendly ap-

proach. This is good news for managers needing a quick reference instead of painstakingly thumbing through the quandary of line item statistics.

Sites were asked to contribute short write-ups about their facilities. This cooperation from the field brings about a sense of shared ownership in the handbook, a draft of which has already been catching a lot of attention and praise. In addition to the statistical information found in previous years, the handbook adds historical trends gathered from DOE/FM's real estate database. This is the first year that the Department has relied solely on FIMS which has proved to be more accurate than RPIS2.

Circulation of the handbook is set for July 1996. For more information, call Jim Cayce at (202) 586-0072. ✍

Jim Cayce

THE LAST WORD



This is a quarterly publication of FM-20, the Office of Project and Fixed Asset Management within the Office of Field Management, for its over 1,000 subscribers. For comments, suggestions, article contributions, or subscription requests, contact the editor:

MARSHA PENHAKER

marsha.penhaker@hq.doe.gov

(202) 586-0426 - phone

(202) 586-0233 - fax

The Office of Project and Fixed Asset Management's Marketing Team has just developed a brochure to bring us up-to-date on what we do. We will be distributing copies soon. If you would like more information, please contact Dan Size at (202) 586-2621.

We're New!

FIELD MANAGEMENT

FM20

OP & FAM

Office of the Associate Deputy Secretary for
Field Management
U.S. Department of Energy

*Office of Project and
Fixed Asset Management*



INSIDE INFRASTRUCTURE

FM-20

UNITED STATES DEPARTMENT OF ENERGY
WASHINGTON, D.C. 20585

OFFICIAL BUSINESS

PENALTY FOR PRIVATE USE, \$300